HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Gatineau[1]

Date Released: First Quarter 2016

Housing market intelligence you can count on

[1] Quebec part of Ottawa-Gatineau CMA

Canada

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Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will co' .nue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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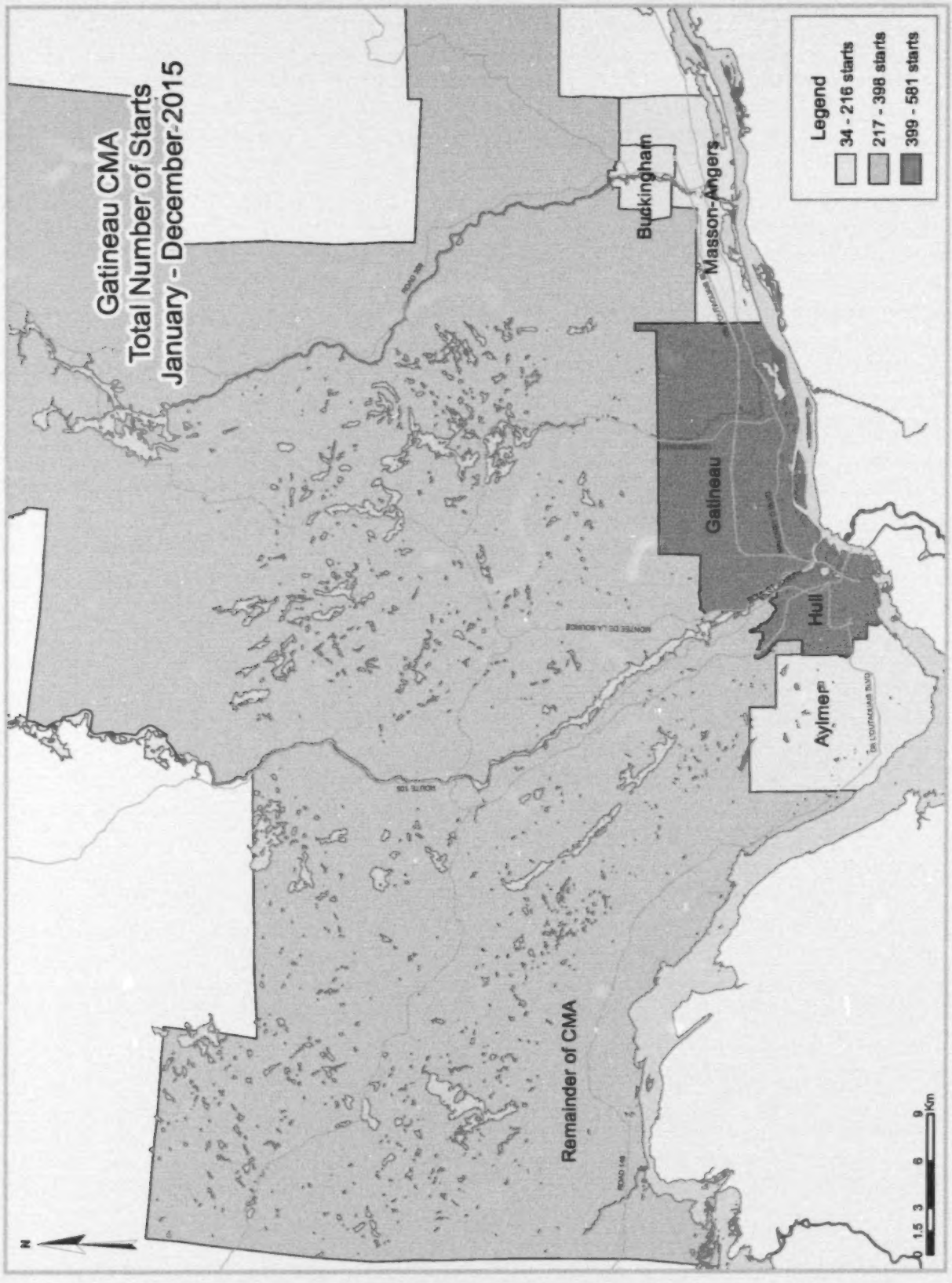
Gatineau CMA
Total Number of Starts
January - December-2015
Legend
34 - 216 starts
217 - 398 starts
399 - 581 starts
Buckingham
Masson-Angers
Gatineau
Hull
Aylmer
Remainder of CMA
N
0 1.5 3 6 9 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
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1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend)
Fourth Quarter 2015

Gatineau CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2014	2015	Oct. 2015	Nov. 2015	Dec. 2015	Oct. 2015	Nov. 2015	Dec. 2015
Single-Detached	479	422	458	398	303	443	444	434
Multiples	1,424	1,162	768	600	1,500	1,522	1,126	1,192
Total	1,903	1,584	1,226	998	1,803	1,965	1,570	1,626

	Quarterly SAAR		Actual			YTD		
	2015 Q3	2015 Q4	2014 Q4	2015 Q4	% change	2014 Q4	2015 Q4	% change
Single-Detached	501	406	139	109	-21.6%	479	422	-11.9%
Multiples	1,436	1,007	337	239	-29.1%	1,424	1,162	-18.4%
Total	1,937	1,413	476	348	-26.9%	1,903	1,584	-16.8%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Ottawa-Gatineau CMA (Quebec portion)
Fourth Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q4 2015	109	70	20	0	0	38	0	111	348
Q4 2014	139	64	36	0	6	178	0	53	476
% Change	-21.6	9.4	-44.4	n/a	-100.0	-78.7	n/a	109.4	-26.9
Year-to-date 2015	422	330	101	0	23	263	0	445	1,584
Year-to-date 2014	479	282	189	0	71	544	0	338	1,903
% Change	-11.9	17.0	-46.6	n/a	-67.6	-51.7	n/a	31.7	-16.8
UNDER CONSTRUCTION									
Q4 2015	176	66	48	0	0	179	0	247	716
Q4 2014	191	78	72	0	18	410	0	108	877
% Change	-7.9	-15.4	-33.3	n/a	-100.0	-56.3	n/a	128.7	-18.4
COMPLETIONS									
Q4 2015	142	74	48	0	4	31	2	154	455
Q4 2014	145	78	58	0	31	208	0	61	581
% Change	-2.1	-5.1	-17.2	n/a	-87.1	-85.1	n/a	152.5	-21.7
Year-to-date 2015	438	338	122	0	38	506	2	301	1,745
Year-to-date 2014	460	224	196	0	71	902	0	352	2,205
% Change	-4.8	50.9	-37.8	n/a	-46.5	-43.9	n/a	-14.5	-20.9
COMPLETED & NOT ABSORBED									
Q4 2015	58	84	55	0	20	180	n/a	n/a	397
Q4 2014	51	82	55	0	40	258	n/a	n/a	486
% Change	13.7	2.4	0.0	n/a	-50.0	-30.2	n/a	n/a	-18.3
ABSORBED									
Q4 2015	136	95	30	0	12	81	n/a	n/a	354
Q4 2014	136	64	52	0	15	123	n/a	n/a	390
% Change	0.0	48.4	-42.3	n/a	-20.0	-34.1	n/a	n/a	-9.2
Year-to-date 2015	431	336	120	0	58	584	n/a	n/a	1,529
Year-to-date 2014	474	238	212	0	46	832	n/a	n/a	1,802
% Change	-9.1	41.2	-43.4	n/a	26.1	-29.8	n/a	n/a	-15.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
City of Gatineau									
Q4 2015	38	70	20	0	0	38	0	105	271
Q4 2014	61	60	32	0	6	178	0	52	389
Aylmer									
Q4 2015	11	30	18	0	0	38	0	78	175
Q4 2014	18	18	18	0	6	146	0	15	221
Hull									
Q4 2015	10	0	2	0	0	0	0	0	12
Q4 2014	30	4	0	0	0	0	0	4	38
Gatineau									
Q4 2015	16	36	0	0	0	0	0	27	79
Q4 2014	11	34	14	0	0	32	0	33	124
Buckingham									
Q4 2015	0	2	0	0	0	0	0	0	2
Q4 2014	1	0	0	0	0	0	0	0	1
Masson-Angers									
Q4 2015	1	2	0	0	0	0	0	0	3
Q4 2014	1	4	0	0	0	0	0	0	5
Rest of the CMA (Quebec portion)									
Q4 2015	71	0	0	0	0	0	0	6	77
Q4 2014	78	4	4	0	0	0	0	1	87
Ottawa-Gatineau CMA (Quebec portion)									
Q4 2015	109	70	20	0	0	38	0	111	348
Q4 2014	139	64	36	0	6	178	0	53	476

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
City of Gatineau									
Q4 2015	82	66	48	0	0	179	0	247	622
Q4 2014	72	70	66	0	18	410	0	106	742
Aylmer									
Q4 2015	23	30	42	0	0	80	0	103	278
Q4 2014	27	22	48	0	18	220	0	21	356
Hull									
Q4 2015	39	2	2	0	0	31	0	0	74
Q4 2014	28	8	2	0	0	143	0	31	212
Gatineau									
Q4 2015	19	32	4	0	0	60	0	35	150
Q4 2014	15	36	16	0	0	47	0	54	168
Buckingham									
Q4 2015	0	2	0	0	0	0	0	109	111
Q4 2014	1	0	0	0	0	0	0	0	1
Masson-Angers									
Q4 2015	1	0	0	0	0	8	0	0	9
Q4 2014	1	4	0	0	0	0	0	0	5
Rest of the CMA (Quebec portion)									
Q4 2015	94	0	0	0	0	0	0	0	94
Q4 2014	119	8	6	0	0	0	0	2	135
Ottawa-Gatineau CMA (Quebec portion)									
Q4 2015	176	66	48	0	0	179	0	247	716
Q4 2014	191	78	72	0	18	410	0	108	877

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
City of Gatineau									
Q4 2015	54	70	46	0	4	31	2	154	361
Q4 2014	52	76	56	0	31	208	0	53	476
Aylmer									
Q4 2015	18	12	33	0	4	12	0	43	122
Q4 2014	24	28	41	0	20	159	0	9	281
Hull									
Q4 2015	15	0	2	0	0	0	0	13	30
Q4 2014	9	2	7	0	0	14	0	7	39
Gatineau									
Q4 2015	16	50	11	0	0	19	0	97	193
Q4 2014	15	40	8	0	11	35	0	33	142
Buckingham									
Q4 2015	1	0	0	0	0	0	2	1	4
Q4 2014	1	6	0	0	0	0	0	3	10
Masson-Angers									
Q4 2015	4	8	0	0	0	0	0	0	12
Q4 2014	3	0	0	0	0	0	0	1	4
Rest of the CMA (Quebec portion)									
Q4 2015	88	4	2	0	0	0	0	0	94
Q4 2014	93	2	2	0	0	0	0	8	105
Ottawa-Gatineau CMA (Quebec portion)									
Q4 2015	142	74	48	0	4	31	2	154	455
Q4 2014	145	78	58	0	31	208	0	61	581

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
City of Gatineau									
Q4 2015	45	83	55	0	20	180	n/a	n/a	383
Q4 2014	40	79	55	0	40	258	n/a	n/a	472
Aylmer									
Q4 2015	8	21	44	0	20	88	n/a	n/a	181
Q4 2014	16	30	30	0	26	155	n/a	n/a	257
Hull									
Q4 2015	29	2	0	0	0	70	n/a	n/a	101
Q4 2014	8	7	7	0	6	42	n/a	n/a	70
Gatineau									
Q4 2015	5	49	11	0	0	22	n/a	n/a	87
Q4 2014	12	37	18	0	8	45	n/a	n/a	120
Buckingham									
Q4 2015	0	1	0	0	0	0	n/a	n/a	1
Q4 2014	1	5	0	0	0	16	n/a	n/a	22
Masson-Angers									
Q4 2015	3	10	0	0	0	0	n/a	n/a	13
Q4 2014	3	0	0	0	0	0	n/a	n/a	3
Rest of the CMA (Quebec portion)									
Q4 2015	13	1	0	0	0	0	n/a	n/a	14
Q4 2014	11	3	0	0	0	0	n/a	n/a	14
Ottawa-Gatineau CMA (Quebec portion)									
Q4 2015	58	84	55	0	20	180	n/a	n/a	397
Q4 2014	51	82	55	0	40	258	n/a	n/a	486

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
City of Gatineau									
Q4 2015	47	90	26	0	12	81	n/a	n/a	256
Q4 2014	52	61	50	0	15	123	n/a	n/a	301
Aylmer									
Q4 2015	19	37	17	0	12	55	n/a	n/a	140
Q4 2014	24	23	30	0	10	94	n/a	n/a	181
Hull									
Q4 2015	5	0	2	0	0	14	n/a	n/a	21
Q4 2014	11	4	6	0	2	22	n/a	n/a	45
Gatineau									
Q4 2015	17	45	7	0	0	9	n/a	n/a	78
Q4 2014	13	30	14	0	3	7	n/a	n/a	67
Buckingham									
Q4 2015	2	5	0	0	0	3	n/a	n/a	10
Q4 2014	1	4	0	0	0	0	n/a	n/a	5
Masson-Angers									
Q4 2015	4	3	0	0	0	0	n/a	n/a	7
Q4 2014	3	0	0	0	0	0	n/a	n/a	3
Rest of the CMA (Quebec portion)									
Q4 2015	89	5	4	0	0	0	n/a	n/a	98
Q4 2014	84	3	2	0	0	0	n/a	n/a	89
Ottawa-Gatineau CMA (Quebec portion)									
Q4 2015	136	95	30	0	12	81	n/a	n/a	354
Q4 2014	136	64	52	0	15	123	n/a	n/a	390

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Ottawa-Gatineau CMA (Quebec portion) 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	422	330	101	0	23	263	0	445	1,584
% Change	-11.9	17.0	-46.6	n/a	-67.6	-51.7	n/a	31.7	-16.8
2014	479	282	189	0	71	544	0	338	1,903
% Change	0.8	36.9	-6.4	n/a	91.9	19.6	-100.0	-38.0	-1.1
2013	475	206	202	0	37	455	4	545	1,924
% Change	-31.0	-55.4	-25.5	n/a	19.4	-22.4	0.0	-24.0	-30.3
2012	688	462	271	0	31	586	4	717	2,759
% Change	-12.2	18.5	-4.9	n/a	**	6.0	n/a	161.7	14.0
2011	784	390	285	0	4	553	0	274	2,420
% Change	-13.8	-48.0	31.3	n/a	-69.2	31.0	-100.0	-17.5	-9.9
2010	910	750	217	0	13	422	7	332	2,687
% Change	-13.8	3.0	-12.9	n/a	n/a	-34.1	-79.4	-5.7	-13.8
2009	1,056	728	249	0	0	640	34	352	3,116
% Change	-5.7	4.3	19.1	n/a	-100.0	31.4	183.3	-46.3	-5.7
2008	1,120	698	209	0	45	487	12	656	3,304
% Change	8.0	56.5	-24.0	n/a	-31.8	54.1	-50.0	9.0	18.5
2007	1,037	446	275	0	66	316	24	602	2,788
% Change	-11.4	-14.9	65.7	n/a	**	-2.5	n/a	-16.4	-4.9
2006	1,171	524	166	0	16	324	0	720	2,933

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Fourth Quarter 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	% Change
City of Gatineau	38	61	70	60	18	32	145	236	271	389	-30.3
Aylmer	11	18	30	18	18	22	116	163	175	221	-20.8
Hull	10	30	0	4	0	0	2	4	12	38	-68.4
Gatineau	16	11	36	34	0	10	27	69	79	124	-36.3
Buckingham	0	1	2	0	0	0	0	0	2	1	100.0
Masson-Angers	1	1	2	4	0	0	0	0	3	5	-40.0
Rest of the CMA (Quebec portion)	71	78	0	4	0	0	6	5	77	87	-11.5
Ottawa-Gatineau CMA (Quebec portion)	109	139	70	64	18	32	151	241	348	476	-26.9

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
City of Gatineau	177	192	314	260	106	188	715	932	1312	1572	-16.5
Aylmer	62	86	98	84	93	132	328	466	581	768	-24.3
Hull	56	42	4	14	0	13	46	177	106	246	-56.9
Gatineau	49	52	178	146	13	43	224	279	464	520	-10.8
Buckingham	2	2	16	12	0	0	109	8	127	22	**
Masson-Angers	8	10	18	4	0	0	8	2	34	16	112.5
Rest of the CMA (Quebec portion)	245	287	16	22	0	0	11	22	272	331	-17.8
Ottawa-Gatineau CMA (Quebec portion)	422	479	330	282	106	188	726	954	1,584	1,903	-16.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Fourth Quarter 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014
City of Gatineau	18	32	0	0	40	184	105	52
Aylmer	18	22	0	0	38	148	78	15
Hull	0	0	0	0	2	0	0	4
Gatineau	0	10	0	0	0	36	27	33
Buckingham	0	0	0	0	0	0	0	0
Masson-Angers	0	0	0	0	0	0	0	0
Rest of the CMA (Quebec portion)	0	0	0	0	0	4	6	1
Ottawa-Gatineau CMA (Quebec portion)	18	32	0	0	40	188	111	53

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
City of Gatineau	106	188	0	0	277	606	438	326
Aylmer	93	132	0	0	168	344	160	122
Hull	0	13	0	0	33	139	13	38
Gatineau	13	43	0	0	76	121	148	158
Buckingham	0	0	0	0	0	2	109	6
Masson-Angers	0	0	0	0	0	0	8	2
Rest of the CMA (Quebec portion)	0	0	0	0	4	10	7	12
Ottawa-Gatineau CMA (Quebec portion)	106	188	0	0	281	616	445	338

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Fourth Quarter 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014
City of Gatineau	128	153	38	184	105	52	271	389
Aylmer	59	54	38	152	78	15	175	221
Hull	12	34	0	0	0	4	12	38
Gatineau	52	59	0	32	27	33	79	124
Buckingham	2	1	0	0	0	0	2	1
Masson-Angers	3	5	0	0	0	0	3	5
Rest of the CMA (Quebec portion)	71	86	0	0	6	1	77	87
Ottawa-Gatineau CMA (Quebec portion)	199	239	38	184	111	53	348	476

Table 2.5: Starts by Submarket and by Intended Market
January - December 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
City of Gatineau	588	631	286	615	438	326	1,312	1,572
Aylmer	234	252	187	394	160	122	581	768
Hull	62	71	31	137	13	38	106	246
Gatineau	248	278	68	84	148	158	464	520
Buckingham	18	16	0	0	109	6	127	22
Masson-Angers	26	14	0	0	8	2	34	16
Rest of the CMA (Quebec portion)	265	319	0	0	7	12	272	331
Ottawa-Gatineau CMA (Quebec portion)	853	950	286	615	445	338	1,584	1,903

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Fourth Quarter 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	% Change
City of Gatineau	54	52	72	76	46	75	189	273	361	476	-24.2
Aylmer	18	24	12	28	37	59	55	170	122	281	-56.6
Hull	15	9	0	2	0	5	15	23	30	39	-23.1
Gatineau	16	15	50	40	9	11	118	76	193	142	35.9
Buckingham	1	1	2	6	0	0	1	3	4	10	-60.0
Masson-Angers	4	3	8	0	0	0	0	1	12	4	200.0
Rest of the CMA (Quebec portion)	88	93	4	2	0	0	2	10	94	105	-10.5
Ottawa-Gatineau CMA (Quebec portion)	142	145	76	78	46	75	191	283	455	581	-21.7

Table 3.1: Completions by Submarket and by Dwelling Type January - December 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
City of Gatineau	167	176	316	208	132	193	821	1302	1436	1879	-23.6
Aylmer	68	86	92	66	113	127	386	632	659	911	-27.7
Hull	44	23	8	10	0	18	189	249	241	300	-19.7
Gatineau	44	54	180	122	19	48	245	399	488	623	-21.7
Buckingham	3	1	14	10	0	0	1	10	18	21	-14.3
Masson-Angers	8	12	22	0	0	0	0	12	30	24	25.0
Rest of the CMA (Quebec portion)	271	284	24	16	0	0	14	26	309	326	-5.2
Ottawa-Gatineau CMA (Quebec portion)	438	460	340	224	132	193	835	1,328	1,745	2,205	-20.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Fourth Quarter 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014
City of Gatineau	46	75	0	0	35	220	154	53
Aylmer	37	59	0	0	12	161	43	9
Hull	0	5	0	0	2	16	13	7
Gatineau	9	11	0	0	21	43	97	33
Buckingham	0	0	0	0	0	0	1	3
Masson-Angers	0	0	0	0	0	0	0	1
Rest of the CMA (Quebec portion)	0	0	0	0	2	2	0	8
Ottawa-Gatineau CMA (Quebec portion)	46	75	0	0	37	222	154	61

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
City of Gatineau	132	193	0	0	524	970	297	332
Aylmer	113	127	0	0	306	529	80	103
Hull	0	18	0	0	145	234	44	15
Gatineau	19	48	0	0	73	203	172	196
Buckingham	0	0	0	0	0	4	1	6
Masson-Angers	0	0	0	0	0	0	0	12
Rest of the CMA (Quebec portion)	0	0	0	0	10	6	4	20
Ottawa-Gatineau CMA (Quebec portion)	132	193	0	0	534	976	301	352

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Fourth Quarter 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014
City of Gatineau	170	184	35	239	156	53	361	476
Aylmer	63	93	16	179	43	9	122	281
Hull	17	18	0	14	13	7	30	39
Gatineau	77	63	19	46	97	33	193	142
Buckingham	1	7	0	0	3	3	4	10
Masson-Angers	12	3	0	0	0	1	12	4
Rest of the CMA (Quebec portion)	94	97	0	0	0	8	94	105
Ottawa-Gatineau CMA (Quebec portion)	264	281	35	239	156	61	455	581

Table 3.5: Completions by Submarket and by Intended Market
January - December 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
City of Gatineau	593	576	544	971	299	332	1,436	1,879
Aylmer	237	238	342	570	80	103	659	911
Hull	54	44	143	241	44	15	241	300
Gatineau	257	267	59	160	172	196	488	623
Buckingham	15	15	0	0	3	6	18	21
Masson-Angers	30	12	0	0	0	12	30	24
Rest of the CMA (Quebec portion)	305	304	0	2	4	20	309	326
Ottawa-Gatineau CMA (Quebec portion)	898	880	544	973	303	352	1,745	2,205

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Fourth Quarter 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
City of Gatineau													
Q4 2015	0	0.0	2	6.7	13	43.3	9	30.0	6	20.0	30	380,000	416,097
Q4 2014	0	0.0	4	7.7	19	36.5	15	28.8	14	26.9	52	417,500	442,503
Year-to-date 2015	0	0.0	7	5.1	43	31.4	41	29.9	46	33.6	137	450,000	468,349
Year-to-date 2014	1	0.5	19	9.8	64	33.0	53	27.3	57	29.4	194	415,000	441,157
Aylmer													
Q4 2015	0	0.0	0	0.0	4	28.6	4	28.6	6	42.9	14	-	-
Q4 2014	0	0.0	0	0.0	1	4.2	11	45.8	12	50.0	24	-	455,702
Year-to-date 2015	0	0.0	1	1.5	11	16.7	17	25.8	37	56.1	66	-	-
Year-to-date 2014	0	0.0	1	1.1	18	19.1	32	34.0	43	45.7	94	-	455,702
Hull													
Q4 2015	0	0.0	0	0.0	3	75.0	1	25.0	0	0.0	4	-	-
Q4 2014	0	0.0	0	0.0	8	72.7	2	18.2	1	9.1	11	-	-
Year-to-date 2015	0	0.0	0	0.0	11	50.0	10	45.5	1	4.5	22	-	371,320
Year-to-date 2014	0	0.0	0	0.0	15	53.6	8	28.6	5	17.9	28	-	388,593
Gatineau													
Q4 2015	0	0.0	0	0.0	4	50.0	4	50.0	0	0.0	8	-	-
Q4 2014	0	0.0	2	15.4	8	61.5	2	15.4	1	7.7	13	-	-
Year-to-date 2015	0	0.0	3	7.7	16	41.0	13	33.3	7	17.9	39	-	-
Year-to-date 2014	0	0.0	11	19.3	25	43.9	12	21.1	9	15.8	57	-	313,391
Buckingham													
Q4 2015	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	-	-
Q4 2014	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2015	0	0.0	2	50.0	1	25.0	1	25.0	0	0.0	4	-	-
Year-to-date 2014	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Masson-Angers													
Q4 2015	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	-	-
Q4 2014	0	0.0	1	33.3	2	66.7	0	0.0	0	0.0	3	-	-
Year-to-date 2015	0	0.0	1	16.7	4	66.7	0	0.0	1	16.7	6	-	-
Year-to-date 2014	1	7.1	6	42.9	6	42.9	1	7.1	0	0.0	14	-	-
Rest of the CMA (Quebec portion)													
Q4 2015	0	0.0	6	27.3	7	31.8	6	27.3	3	13.6	22	-	381,592
Q4 2014	1	1.2	21	25.3	25	30.1	21	25.3	15	18.1	83	325,000	384,175
Year-to-date 2015	5	3.1	34	21.3	51	31.9	34	21.3	36	22.5	160	450,000	383,142
Year-to-date 2014	2	0.7	73	26.9	90	33.2	66	24.4	40	14.8	271	335,000	381,853
Ottawa-Gatineau CMA (Quebec portion)													
Q4 2015	0	0.0	8	15.4	20	38.5	15	28.8	9	17.3	52	385,000	408,087
Q4 2014	1	0.7	25	18.5	44	32.6	36	26.7	29	21.5	135	395,000	403,946
Year-to-date 2015	5	1.7	41	13.8	94	31.6	75	25.3	82	27.6	297	400,000	429,368
Year-to-date 2014	3	0.6	92	19.8	154	33.1	119	25.6	97	20.9	465	385,000	405,222

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Fourth Quarter 2015						
Submarket	Q4 2015	Q4 2014	% Change	YTD 2015	YTD 2014	% Change
City of Gatineau	416,097	442,503	-6.0	468,349	441,157	6.2
Aylmer	-	455,702	n/a	-	455,702	n/a
Hull	-	-	n/a	371,320	388,593	-4.4
Gatineau	-	-	n/a	-	313,391	n/a
Buckingham	-	-	n/a	-	-	n/a
Masson-Angers	-	-	n/a	-	-	n/a
Rest of the CMA (Quebec portion)	381,592	384,175	-0.7	383,142	381,853	0.3
Ottawa-Gatineau CMA (Quebec portion)	408,087	403,946	1.0	429,368	405,222	6.0

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity[1] for Gatineau

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price ($)	Active Listings to Sales Ratio[2]	Last Four Quarters[3] Average Price[2] ($)	Last Four Quarters[3] Active Listings to Sales Ratio[2]
SINGLE FAMILY*							
Q4 2015	576	1,288	2,413	248,606	12.6	250,415	11.1
Q4 2014	550	1,182	2,360	237,028	12.9	246,259	10.9
% Change	4.7	9.0	2.3	4.9	n/a	1.7	n/a
YTD 2015	2,836	6,749	2,630	250,414	11.1	n/a	n/a
YTD 2014	2,727	6,600	2,476	246,261	10.9	n/a	n/a
% Change	4.0	2.3	6.3	1.7	n/a	n/a	n/a
CONDOMINIUMS*							
Q4 2015	96	244	601	179,904	18.8	181,398	16.5
Q4 2014	76	271	563	185,592	22.2	180,198	18.3
% Change	26.3	-10.0	6.7	-3.1	n/a	0.7	n/a
YTD 2015	472	1,403	650	181,398	16.5	n/a	n/a
YTD 2014	369	1,289	562	180,198	18.3	n/a	n/a
% Change	27.9	8.8	15.7	0.7	n/a	n/a	n/a
PLEX*							
Q4 2015	61	151	267	288,826	13.1	291,684	14.4
Q4 2014	54	115	214	306,966	11.9	290,619	11.4
% Change	13.0	31.3	24.6	-5.9	n/a	0.4	n/a
YTD 2015	218	609	261	291,662	14.4	n/a	n/a
YTD 2014	236	554	225	290,619	11.4	n/a	n/a
% Change	-7.6	9.9	16.2	0.4	n/a	n/a	n/a
TOTAL							
Q4 2015	734	1,686	3,294	242,629	13.5	244,266	12.1
Q4 2014	680	1,570	3,147	235,239	13.9	240,688	11.8
% Change	7.9	7.4	4.6	3.1	n/a	1.5	n/a
YTD 2015	3,531	8,782	3,555	244,264	12.1	n/a	n/a
YTD 2014	3,335	8,460	3,273	240,688	11.8	n/a	n/a
% Change	5.9	3.8	8.6	1.5	n/a	n/a	n/a

[1] Source: QFREB by the Centris® system

[2] Calculations: CMHC.

[3] Weighted average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend.

– Data not available when there are fewer than 30 sales.

n/a Not applicable.

* Refer to Centris® for the definitions.

** Observed change greater than 100%.

Table 6: Economic Indicators
Fourth Quarter 2015

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 2007=100	CPI, 2002 =100 (Quebec)	Ottawa-Gatineau CMA (Quebec portion) Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	115.3	121.7	175.3	6.8	69.9	951
	February	595	3.14	5.24	115.4	122.6	175.3	6.6	69.7	965
	March	581	3.14	4.99	115.3	122.9	175.9	6.6	69.9	982
	April	570	3.14	4.79	115.1	123.4	175.0	6.7	69.5	988
	May	570	3.14	4.79	114.9	123.8	174.5	6.7	69.3	988
	June	570	3.14	4.79	114.8	123.9	173.5	6.7	68.8	989
	uly	570	3.14	4.79	114.6	123.7	172.5	7.1	68.6	988
	August	570	3.14	4.79	114.7	123.8	172.4	7.5	68.8	981
	September	570	3.14	4.79	114.6	123.9	171.5	7.6	68.5	961
	October	570	3.14	4.79	114.4	124.3	171.5	7.4	68.2	945
	November	570	3.14	4.79	114.3	123.8	171.5	7.1	68.0	935
	December	570	3.14	4.79	114.1	122.8	172.4	7.2	68.4	937
2015	January	570	3.14	4.79	113.8	122.6	173	7.7	69.1	943
	February	567	2.89	4.74	113.8	123.9	174.5	7.9	69.7	944
	March	567	2.89	4.74	113.7	124.7	175.1	7.7	69.8	950
	April	561	2.89	4.64	113.6	124.7	175.4	7.8	69.9	946
	May	561	2.89	4.64	113.6	125.3	176.5	7.7	70.3	944
	June	561	2.89	4.64	113.6	125.2	177.8	7.6	70.7	931
	July	561	2.89	4.64	113.6	125.3	180.3	7.2	71.3	933
	August	561	2.89	4.64	113.6	125.2	182.5	6.8	71.8	936
	September	561	2.89	4.64	113.8	125.1	184.5	6.7	72.5	947
	October	561	2.89	4.64	113.9	125.2	184.4	6.5	72.4	955
	November	561	3.14	4.64	113.7	124.9	182.5	6.4	71.4	959
	December	561	3.14	4.64		124.4	181.3	6.0	70.6	965

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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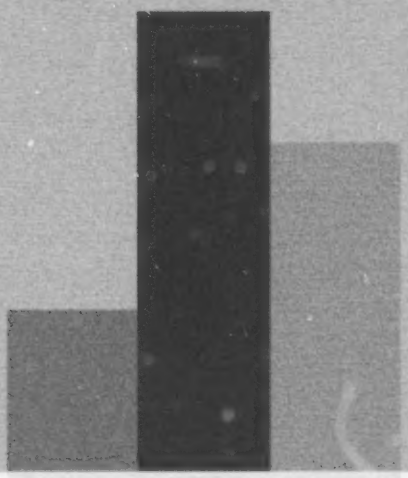

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- Condominium Owners Report
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Rental Market Provincial Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

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